

**Purpose:** The purpose of this district is to provide for areas within the community where duplexes may be developed in harmony with single-family units, and higher density may be accommodated.

Greenwood City/County  
Planning Department

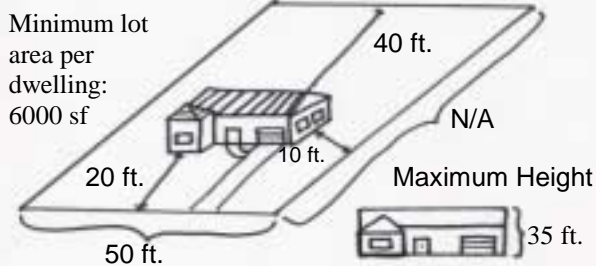
# R-4

Two-Family Residential District

	Single-Family Detached Residence	Zero Lot Line Residence	Patio and Atrium Houses	Duplex Residence	Other Permitted Uses
Minimum lot area per dwelling	6000 square feet	4000 square feet	3500 square feet	8000 square feet	N/A
Minimum lot width	50 feet	45 feet	35 feet	50 feet	N/A
Min. yards, per dwelling					
Front	20 feet	20 feet	20 feet	20 feet	N/A
Side	10 feet	0/8 feet*	8 feet*	10 feet	25 feet
Rear	40 feet	15 feet*	8 feet*	40 feet	50 feet*
Open Space Ratio	N/A	20%	20%	N/A	60%
Max. Density (units per gross acre)	7.3	8.7	10.0	11.0	N/A
Max. Height of Signs & Buildings	35 feet	35 feet	35 feet	35 feet	35 feet

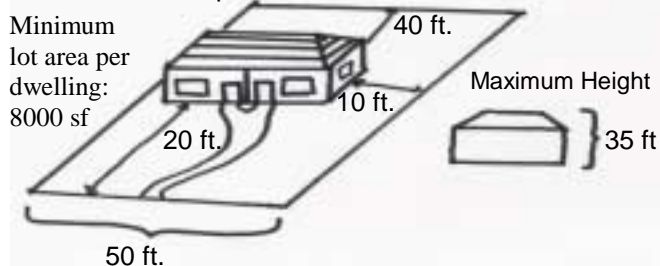
\*Minimum side and rear yard setbacks for single-family, detached residences shall be observed along the property line separating such uses.

### Single Family Detached Minimum Area and Yards

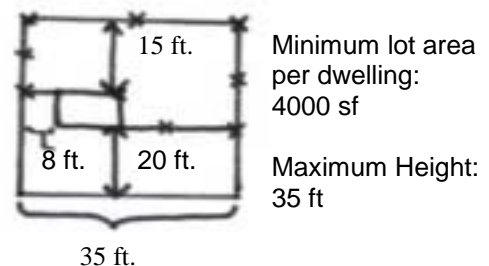


This district allows for all uses that are permitted in the R-3 district, such as single family detached residences, patio homes, atrium homes, and zero lot line residences. Additionally, duplexes are permitted in this district.

### Duplex, Minimum Area and Yards



### Patio Home, Minimum Area and Yards



## Greenwood County Zoning Regulations

Note: Drawings are for illustrative purposes only. The text of the ordinance shall prevail over any inconsistency.